

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Owner 1:	PRESCOTT ROBERT M				
Owner 2:					
Owner 3:					
Street 1:	7 ROBIN HOOD ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17936	Total SF/SM:	7813	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,075	Spl Credit	Total:	458,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

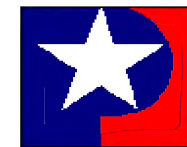
Total Card /

Total Parcel

655,300

655,300

655,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	47498
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
4/21/2009	Meas/Inspect	189	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/11/1999	Missed Appt.	264	PATRIOT
10/20/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7813.000	196,600	600	458,100	655,300		47498
							GIS Ref
							GIS Ref
Total Card	0.179	196,600	600	458,100	655,300	Entered Lot Size	
Total Parcel	0.179	196,600	600	458,100	655,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		472.87	/Parcel: 472.87	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	196,600	600	7,813.	458,100	655,300		Year end	12/23/2021	PRINT	
2021	101	FV	189,900	600	7,813.	458,100	648,600		Year End Roll	12/10/2020		
2020	101	FV	189,900	600	7,813.	458,100	648,600	648,600	Year End Roll	12/18/2019	12/30/21	03:37:21
2019	101	FV	171,800	600	7,813.	458,100	630,500	630,500	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	171,800	600	7,813.	392,600	565,000	565,000	Year End Roll	12/20/2017		
2017	101	FV	171,800	600	7,813.	366,500	538,900	538,900	Year End Roll	1/3/2017	Date	Time
2016	101	FV	171,800	600	7,813.	314,100	486,500	486,500	Year End	1/4/2016	04/30/19	14:04:00
2015	101	FV	171,000	700	7,813.	281,400	453,100	453,100	Year End Roll	12/11/2014	appr	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	19	- Ranch
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1953	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	2		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X20	A	AV	2000	4.59	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AV	- Average	31.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			31	%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	134.987
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284982
Depreciation:	88344
Depreciated Total:	196638

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH

26	FFL BMT
41	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	48.390	51,587
FFL	First Floor	1,066	134.990	143,896
Net Sketched Area:		2,132	Total:	195,483
Size Ad	1066 Gross Area	2132	FinArea	1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

